

STATE HOUSE COMMISSION
PROPOSED MEETING AGENDA

June 30, 2016 - 9:00 am
Committee Room 10, Third Floor
State House Annex, Trenton, New Jersey
Email: StateHouseCommission@treas.nj.gov

CALL TO ORDER:

- ~ Amy E. Melick, Deputy Chief Counsel, Governor's Office
(on behalf of Governor Chris Christie)
- ~ Beth Schermerhorn, Assistant State Treasurer
(on behalf of Acting State Treasurer Ford M. Scudder)
- ~ David Ridolfino, Acting Director, Office of Management & Budget
- ~ Senator Gerald Cardinale
- ~ Senator Bob Smith
- ~ Assemblyman Paul D. Moriarty
- ~ Assemblyman David P. Rible

OLD BUSINESS:

1. Approval of the March 14, 2016 State House Commission Meeting (SHC) Minutes -- The verbatim record of the March 14, 2016 SHC meeting will serve as the official minutes.
2. Project: RPR 16-04, Stockton University, Block: 184, Lot: 7, City of Linwood, Atlantic County

Requesting Party: The NJ Department of the Treasury. This project was presented to the State House Commission at its meeting of March 14, 2016 as the transfer of a 2,928 square foot single family dwelling that is currently occupied by Stockton University's Vice President for Administration and Finance to Stockton University for \$1.00. The appraised value of the property is \$440,000. The commission denied this request.

Terms: It is now recommended that the property be sold to Stockton University. Since 1970 Stockton University has paid for all expenses related to the property. Since the University will continue to be solely responsible for the property, it is requested that the property be sold to Stockton University for an amount to be determined by the Commission. Stockton University has offered to buy the property for \$125,000.

3. Project: Former Riverfront Prison Site, Block 79, Lot 13 (Proposed Lots 1, 2, 3 & 4), City of Camden, Camden County

Requesting Party: The NJ Economic Development Authority (NJEDA)/Real Estate Division, requests approval to implement the Disposition Procedures (which were approved and finalized in 2010) by allowing EDA to convey parcels to the developer under separate deeds. Final approval of the developer and the Purchase and Sale Agreement is required by the State House Commission and will be sought at a future meeting.

Terms: NJEDA would like to establish a minimum bid amount of \$5 million (appraised value is \$1,900,000) for the former Riverfront Prison in Camden. Lots 1 and 2 will be created to be the parcels improved by the developer. NJEDA is also proposing to establish Lots 3 (park) and 4 (public roadway right of way) as the public improvement parcels that that will be transferred by NJEDA to the developer who in turn will convey same to the City of Camden for \$1.00 upon execution of a Purchase and Sale Agreement (and receipt of the deposit) between NJEDA and a developer.

4. Project: Spicers Creek Boat Ramp, Block 753.01, part of Lot 39.05, Township of Lower, Cape May County

Requesting Party: The NJ DEP/Division of Fish and Wildlife ("Department") requests the amendment of the twenty-year ground lease with New Cingular Wireless PCS, LLC at the area known as Spicers Creek Boat Ramp, which had been approved by the State House Commission on October 23, 2014. The Department is requesting the square footage of the ground lease be amended to 1,012 square feet from the 812 square feet previously approved. During the drawing approval process, new technology required a re-design of the site to include Long Term Evolution (also known as LTE or 4G) antennas and equipment. As a result, the structural engineers evaluating the tower have required an increase in the number of 10 foot by 10 foot areas for the guide wires to four from the originally approved two.

Terms: The annual rent will include the previously approved \$700.00 per year and be amended to include a co-locater rent of \$13,032.00 with 3.0% annual increases.

NEW BUSINESS:

DEPARTMENT OF TREASURY REQUESTS:

5. Project: RPR 15-12A, Vineland Developmental Center, Block 3201, part of Lot 1, Vineland City, Cumberland County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Human Services, recommends the disposal of a single family dwelling located at 1918 East Landis Avenue, on the grounds of the Vineland Developmental Center, that has been declared surplus to the department's needs.

Terms: The property will be sold via Internet Auction with the minimum bid being the appraised liquidation value of \$60,000.

6. Project: RPR 15-12B, Vineland Developmental Center, Block 3201, part of Lot 1, Vineland City, Cumberland County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Human Services, recommends the disposal of a single family dwelling located at 1990 East Landis Avenue, on the grounds of the Vineland Developmental Center, that has been declared surplus to the department's needs.

Terms: The property will be sold via Internet Auction with the minimum bid being the appraised liquidation value of \$41,000.

7. Project: RPR 15-12C, Vineland Developmental Center, Block 3201, part of Lot 1, Vineland City, Cumberland County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Human Services, recommends the disposal of a single family dwelling located at 261 North Main Road, on the grounds of the Vineland Developmental Center, that has been declared surplus to the department's needs.

Terms: The property will be sold via Internet Auction with the minimum bid being the appraised liquidation value of \$67,500.

8. Project: RPR 15-12D, Vineland Developmental Center, Block 3201, part of Lot 1, Vineland City, Cumberland County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Human Services, recommends the disposal of a single family dwelling located at 325 North Main Road, on the grounds of the Vineland Developmental Center, that has been declared surplus to the department's needs.

Terms: The property will be sold via Internet Auction with the minimum bid being the appraised liquidation value of \$49,000.

9. Project: RPR 15-12E, Vineland Developmental Center, Block 3201, part of Lot 1, Vineland City, Cumberland County

Requesting Party: The NJ Department of the Treasury on behalf of the NJ Department of Human Services, recommends the disposal of a single family dwelling located at 349 North Main Road, on the grounds of the Vineland Developmental Center, that has been declared surplus to the department's needs.

Terms: The property will be sold via Internet Auction with the minimum bid being the appraised liquidation value of \$52,500.

10. Project: RPR 15-12F, Vineland Developmental Center, Block 3201, part of Lot 1, Vineland City, Cumberland County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Human Services, recommends the disposal of a single family dwelling located at 479 North Main Road, on the grounds of the Vineland Developmental Center, that has been declared surplus to the department's needs.

Terms: The property will be sold via Internet Auction with the minimum bid being the appraised liquidation value of \$56,000.

11. Project: RPR 16-03B, Vineland Developmental Center, Block 3201, part of Lot 1, Vineland City, Cumberland County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Human Services, recommends the disposal of a single family dwelling located at 455 North Main Road, on the grounds of the Vineland Developmental Center, that has been declared surplus to the department's needs.

Terms: The property will be sold via Internet Auction with the minimum bid being the appraised liquidation value of \$52,500.

12. Project: RPR 16-07, Morristown Group Home, Block 7001, Lot 18, Town of Morristown Morris County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Children and Families, recommends the direct sale of the property formerly known as the Morristown Group Home to the Town of Morristown. This former group home has been declared surplus to the department's needs.

Terms: The property will be sold for the appraised value of \$490,000.

13. Project: RPR 16-10, Stockton University, Block 875.04, part of Lot 1.01, Galloway Township, Atlantic County

Requesting Party: The NJ Department of the Treasury recommends granting permanent easements to Atlantic County for the construction, installation and maintenance of roadway improvements along Jimmie Leeds Road. This project will serve a significant public purpose, as it will improve vehicular travel well as increase safety and accessibility for pedestrian and bicycle movement in the vicinity of Stockton University. In addition to the permanent easements, the County will also require temporary construction easements in order to complete the project.

Terms: Since this project directly benefits the safety and welfare of motorists, pedestrians, and cyclists, the easements will be granted for \$1.00. The total appraised value of the easements are \$26,000.

14. Project: RPR 16-12, DCF Regional School-Hudson Campus, Block 225, Lot 10, Town of Secaucus, Hudson County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Children and Families recommend leasing the property known as the Department of Children and Families, Regional Day School, Secaucus Campus to the Town of Secaucus for use as an elementary school. The property consists of an 11,339 square foot school building. The Town of Secaucus is interested in purchasing the property at a later date. The lease will include a right of first refusal to purchase. Any proposed purchase of the property pursuant to the right of first refusal will return to the State House Commission and be subject to the Commission's approval.

Terms: The lease will be for a term of two years with one (1), two (2) year renewal option at an annual rent of \$147,407 (\$14.00 per square foot), which is based on the appraised rental value. The Town will be responsible for all utilities and maintenance associated with the property.

15. Project: RPR 16-13, Mountainview Correctional Center, Block 33, part of Lot 10, Clinton Township, Hunterdon County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Corrections recommend leasing property located on the grounds of the Mountainview Correctional Facility to Hunterdon County for their continued use, access to, and expansion of their Emergency Services Training Center. The Training Center offers courses in a classroom setting as well as providing practical applications utilizing various training props including a Class A Burn Building, a four (4) story smoke tower, confined space operations training, trench operations, a trailer maze and a fire pit in which props such as vehicles and oil and gas fires are replicated for extinguishing, affording first responders with real life applications. The Training Center offers customized training for the New Jersey

Division of Fire Safety, Kean University and the New Jersey Department of Corrections.

Terms: The County has been leasing a 9.8(+/-) acre parcel of land from the State since 1977. The original lease, which had been for \$1.00, has expired and a new lease must now be approved. The County is requesting the amount of space they lease be increased by 8.0 (+/-) acres, bringing the total leased area to 17.8 (+/-) acres. Since this lease directly benefits the citizens of New Jersey, the lease will be for a term of 20 years at an annual rent of \$1.00.

16. Project: RPR 16-14, Greystone Psychiatric Hospital, Block 10, part of Lot 1.01, Parsippany Troy Hill Township, Morris County

Requesting Party: The NJ Department of the Treasury, on behalf of the NJ Department of Human Services, recommend granting an easement to Morris County for the construction and maintenance of an access road on the grounds of the Greystone Psychiatric Hospital. The access road is necessary to alleviate traffic issues arising from the adjacent County owned recreational facilities. The access road will consist of 13.910+- acres of land and will be constructed from West Hanover Avenue to Central Avenue. This agenda item is subject to the receipt and review of a satisfactory appraisal from Morris County prior to the date of the meeting.

Terms: Since this project directly benefits the safety and welfare of motorists, pedestrians and cyclists, the easement will be granted for \$1.00.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUESTS:

17. Project: Higbee Beach Wildlife Management Area, Block 748, Part of Lots 34.03, 35.01 and 35.02, Township of Lower, Cape May County

Requesting Party: The NJ DEP/Division of Fish & Wildlife, requests approval to lease approximately 0.38 acres of land to the Cape May Maritime Museum and Education Center ("CMMMEC"), a non-profit organization dedicated to the study of the region's maritime history and culture, for ten (10) years with the option to renew for an additional ten (10) year term. Their mission is to preserve and present our maritime heritage through interpretive centers. The property is located in the Higbee Wildlife Management Center on what was once the site of a building associated with the Magnesite plant.

Terms: The proposed rent is a one-time payment of \$20.00 for the initial ten (10) year term of the Lease Agreement. CMMMEC is responsible for the maintenance, repair and operation of the improvements during the lease term.

18. Project: Great Sound State Park, Block 114, Lot 17, Middle Township, Cape May County

Requesting Party: The NJ DEP/Division of Parks and Forestry ("Department") requests approval to enter into a ten (10) year lease agreement with the United State States of America ("Government") acting by and through the Secretary of the United States Department of Agriculture ("USDA"), for the Cape May Plant Material Center ("PMC"). This lease will replace and supersede an expired fifty (50) year lease that was executed in 1965.

Terms: The annual rent for the first year will be in the amount of \$6,144.00 and escalate annually at 2.5% per year.

19. Project: Farm Lease Agreements, Various State Parks throughout the State, Various locations throughout the State

Requesting Party: The NJ DEP/State Park Service, requests approval to execute thirty-eight (38) farm lease agreements on park lands throughout the State. Agreements are for five (5) years, with an option to renew for three (3) additional, five (5) year terms. No public concerns have been noted.

Terms: The rental rate for each parcel was set by the highest bid at the public auctions (see attached for compensation details for each parcel). The rental rate will be increased at the beginning of the renewal term to reflect the current fair market value of the leased premises as determined by changes in the Consumer Price Index or value of similar real estate rentals.

20. Project: Delaware & Raritan Canal State Park and Spruce Run Recreation Area, Delaware & Raritan Canal State Park, Block 58, part of Lot 10.03, Franklin Township, Somerset County; Spruce Run Recreational Area, Block 33, parts of Lots 57 and 56, Block 2, parts of Lots 2 and 4, Harmony and Lopatcong, Township, Warren County

Requesting Party: The NJ DEP/State Park Service, requests approval to execute two (2) farm lease agreements on park land located at Spruce Run Recreation Area and at Delaware & Raritan Canal State Park. Agreements are for five (5) years with the option to renew for three (3) additional, five (5) year terms. No public concerns have been noted.

Terms: The annual rent from these two farm leases agreements will total \$3,162.00 for each year of the initial five year term (see attached for compensation details for each parcel). The rental rate will be increased at the beginning of the renewal term to reflect the current fair market value of the leased premises as determined by changes in the Consumer Price Index or value of similar real estate rentals.

21. Project: Brendon T. Byrne State Forest, Block 897, part of Lot 1.01, Pemberton Township, Burlington County

Requesting Party: The NJ DEP/State Park Service, requests approval to execute a lease agreement on a portion of Brendan T. Byrne State Forest. The initial term of the Agreement will be for seven (7) years, with an option to renew for an additional two (2), five year terms. No public concerns have been noted.

Terms: The annual rent for this lease agreement will be \$1,320.00 for each year of the initial five year term. The rental rate will be increased at the beginning of the renewal term to reflect the current fair market value of the leased premises as determined by changes in the Consumer Price Index and value of similar real estate rentals.

22. Project: Delaware & Raritan Canal State Park, Block 85, part of Lots 62.02 and 63.02, Block 57.01, part of Lot 32.02, Franklin Township, Somerset County

Requesting Party: The NJ DEP/State Park Service, requests approval to execute the Second Amendment to Lease Agreement ("Amendment"). The Amendment established a new annual rental rate and revises the terms and conditions of the original Lease Agreement executed in 1979. No public concerns have been noted.

Terms: The annual rent will be \$2,340.00 for each year of the initial five (5) year term. The rental rate was set using the soil rental rates set by the Farm Service Agency (FSA) of the United States Department of Agriculture. The rent shall be increased every five (5) years by the same percentage that the Farm Service Agency ("FSA") of the United States Department of Agriculture ("USDA") has increased the soil rental rates for the soil classification applicable to the Premises.

23. Project: Fortescue Marina, Downe Township, Cumberland County

Requesting Party: The NJ DEP/Division of Parks and Forestry ("Department") requests approval to amend the twenty (20) year Lease Agreement executed on June 2, 1998 between the Department and the Fortescue Captains & Boat Owners Association, Inc. ("Tenant") to allow for the abatement of rent. The original Agreement does not provide for the abatement of the rent for any reason. The Tenant has demonstrated to the Department that it has been unable to make improvements as required, due to declining Marina revenue.

Terms: The Department shall provide a retro-active abatement of rent in the amount not to exceed \$67,180.00 for upgrades completed by the Tenant in 2010. In addition the tenant shall be required to create an Abatement Improvement Plan for any and all future improvements that are not routine maintenance and repairs. The Tenant will be responsible to pay any annual rent not abated by the Department. The annual average rent over the past five years has been \$20,731.00.

24. Project: Delaware and Raritan Canal State Park, Block 425, part of Lot 1, Ewing Township, Mercer County

Requesting Party: The NJ DEP requests approval to convey approximately 0.358 +/- acres of land in easements within the Delaware and Raritan Canal State Park ("Park") to the Delaware River Joint Toll Bridge Commission ("DRJTBC") in connection with the replacement and realignment of the Scudder Falls Bridge over the D&R Canal State Park in Ewing Township, Mercer County ("the Project").

Terms: To compensate for the adverse impacts to the Delaware and Raritan Canal Historic District, including the proposed conveyance of parkland, the DJRTBC will provide \$2,000,000.00 to construct an interpretive swing bridge and/or for other historical interpretation of the Delaware and Raritan Canal. In addition, the DRJTBC will compensate for the removal of 22 trees in the proposed easement area through a combination of tree planting in the Park and equivalent cash compensation. As part of the project, separate from the required compensation for the proposed easements, the DRJTBC will construct and maintain a bicycle/pedestrian ramp connecting the Delaware Canal State Park in Pennsylvania with the D&R Canal State Park in New Jersey.

25. Project: Stavola Beechwoods Preserve, Block 102, part of Lot 1, Borough of Pemberton, Burlington County

Requesting Party: The NJ DEP, on behalf of the Rancocas Conservancy, requests approval to allow the conveyance of approximately 0.19 +/- acres of Green Acres funded parkland to Burlington County in connection with proposed improvements to County Route 530 in Pemberton Borough, Burlington County.

The property proposed for disposal is located on the edge (road frontage) of the Conservancy's 56-acre Stavola Beechwoods Preserve with Route 530, just west of Hanover Street. The disposal is needed for right-of-way purposes for improvements to mitigate a high accident rate, improve traffic circulation along the corridor and at intersections, eliminate substandard geometry, and reconstruct an inadequate drainage system.

Terms: To compensate for the proposed disposal, the Rancocas Conservancy proposes to accept from the County and encumber with Green Acres restrictions 8.68 +/- acres of property adjacent to the Preserve.

26. Project: Public Beach, Block 99.02, part of Lots 1 and 1.01, Borough of Seaside Heights, Ocean County

Requesting Party: The NJ DEP, on behalf of the Borough of Seaside Heights, seeks approval to convey approximately 1.37 +/- acres of the Borough's public beach to the owner of the Casino Pier (a private amusement pier) in exchange for ownership of the historic Dentzel-Loof Carousel and additional compensation. Casino Pier proposes to replace the iconic rides destroyed in Superstorm Sandy in the expansion area (rather than rebuilding the pier over the ocean).

Terms: To compensate for the proposed disposal, the Casino Pier owners propose to (1) convey to the Borough, as replacement land, Block 56, Lots 1,3,7 and 9 totaling 0.75+/- acres and located along the Borough's boardwalk and (2) donate the historic Dentzel-Loof Carousel to the Borough. The Borough has also agreed to dedicate as replacement land Block 409, Lot 20.02, consisting of 67.171+/- acres. This parcel is owned by Ocean County and located in Toms River Township adjacent to the County's Winding River Park.

27. Project: Shark River Park, Block 4217, part of Lot 10, Block 4306, part of Lot 17, Township of Neptune, Monmouth County, Block 750, part of Lot 1, Block 751, part of Lot 1, Township of Wall, Monmouth County

Requesting Party: The NJ DEP, on behalf of the County of Monmouth, requests approval to allow the diversion of a total of 0.401+/- acres of parkland within Shark River Park, in connection with Monmouth County's reconstruction of Monmouth County Bridge W-38 spanning the Shark River Brook, located along Schoolhouse Road in the Townships of Neptune and Wall, Monmouth County. The proposed diversion involves the conveyance of 0.275 acres of additional right-of-way, to allow for the reconstruction of the bridge and the widening of Schoolhouse Road, and the conveyance of 0.126 acres in easement to accommodate the relocation of overhead electric and underground gas utility lines along Schoolhouse Road.

Terms: To compensate for the proposed diversion, the County proposes to dedicate for recreation/conservation purposes a 0.401 acre parcel of land adjacent to portions of Shark River Park in the Borough of Tinton Falls.

DEPARTMENT OF TRANSPORTATION (DOT) REQUESTS:

28. Project: Route 10, Section 4, Parcel VX4B, Block 100, adjacent to Lot 18, Township of Livingston, Essex County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, is requesting approval to sell the property identified as Route 10, Section 4, Parcel VX4B, having an area of about 1,763 sf., Block 100, and adjacent to Lot 18 in the Township of Fairfield, Essex County.

Terms: The property is being proposed to be sold as a direct sale to the adjacent property owner, KRG Livingston Center, LLC, Block 100, Lot 18, for assemblage to its commercial property for the purchase price of Twenty Three Thousand Dollars (\$23,000.00), which is the appraised value.

29. Project: Route 287, Section 21, Parcel VX39B, Block 2101, adjacent to Lot 8, Borough of Oakland, Bergen County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit,

is requesting approval to sell the property identified as Route 287, Section 21, Parcel VX39B, having an area of about 1,578 sf., Block 2101, and adjacent to Lot 8 in the Borough of Oakland, Bergen County.

Terms: The property is being proposed to be sold as a direct sale to the adjacent property Owner, SAR Properties, LLC, Block 2101, Lot 8, for assemblage to its property for the purchase price of Ten Thousand Dollars (\$10,000.00), which is the appraised value.

30. Project: 287, Section 19, Parcel VX15B2, Block 24.02, adjacent to Lot 31.02, Township of Montville, Morris County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, is requesting approval to sell a property identified as Parcel VX15B2 of the Route 287, Section 19 project. The parcels contain an area of approximately 0.029 acres (1,300 sf.). The property is an irregular shaped lot that is vacant and is adjacent to the requestor's property of Block 24.02, Lot 31.02 of Montville Township in the County of Morris. The requestor and only adjoining owner, Giuseppe and Teresa Guidice have expressed an interest to acquire the property for assemblage to their adjacent residential property to allow them to take ownership of the property where part of their garage was built.

Terms: The property will be sold by direct sale to the only adjoining owner for \$3,150.00 which is the appraised value.

31. Project: Route 287, Section 10, Parcel VDA122B & VDA123C, Block 2902, adjacent to Lots 4 & 5, Hanover Township, Morris County

Requesting Party: the NJ DOT, Division of Right of Way, Property Management Unit, is requesting approval to sell the denial of access rights, identified as Route 287, Section 10, parcels VXA122B and VX123C, having a distance of 104 feet, Block 2902, and adjacent to Lots 4 and 5 in Hanover Township, Morris County.

Terms: The property will be sold as a direct sale to the adjacent property owner, Jefferson Route Ten Associates, LLC, Block 2902, Lot 5 and Jefferson Route Ten Associates, LLC who is the assignee of the contract purchaser for Block 2902, Lot 4. The recommended sale price is \$260,000.00, which is the appraised value.

32. Project: Route 70, Section 3, part of Parcel R27, Block 1303, adjacent to Lot 4, Medford Township, Burlington County

Requesting Party: The NJ DOT, Division of Right of Way, Property Management Unit, is requesting approval to lease the property identified as part of parcel R27 of the Route 70, Section 3 project having an area of about 27,500 sf., Block 1303, and adjacent to Lot 4 in The Township of Medford, Burlington County.

Terms: The property is proposed to be leased to the adjacent property owner, Somerset-Medford Properties, LLC of Block 1303, Lot 4, for parking and signage for its adjacent commercial property. The proposed lease is a month to month rental of Seven Hundred and Forty Three Dollars (\$743.00), inclusive of the municipal services, which is the appraised value and will increase according to the rent schedule which will be part of the lease.

DIVISION OF PENSIONS AND BENEFITS' REQUESTS:

33. Judicial Retirement System -

Requesting Party: The NJ Department of the Treasury, Division of Pensions & Benefits

Terms: The SHC shall sit as the Board of Trustees for the Judicial Retirement System to approve the following:

1. Approval of the Minutes of the Meeting Held on March 14, 2016 (page 1949).
2. Confirmation of Death Claims, Retirements and Survivor Benefits (pages 1950 to 1954).
3. Receive Financial Statements from September, 2015 to March, 2016 (pages 1955 to 1968).
4. Receive the Annual Report of the Actuary prepared as of July 1, 2015 presented by Buck Consultants.

EXECUTIVE SESSION

34. Receive legal advice from Attorney General's Office

OTHER BUSINESS (as necessary)

ADJOURNMENT